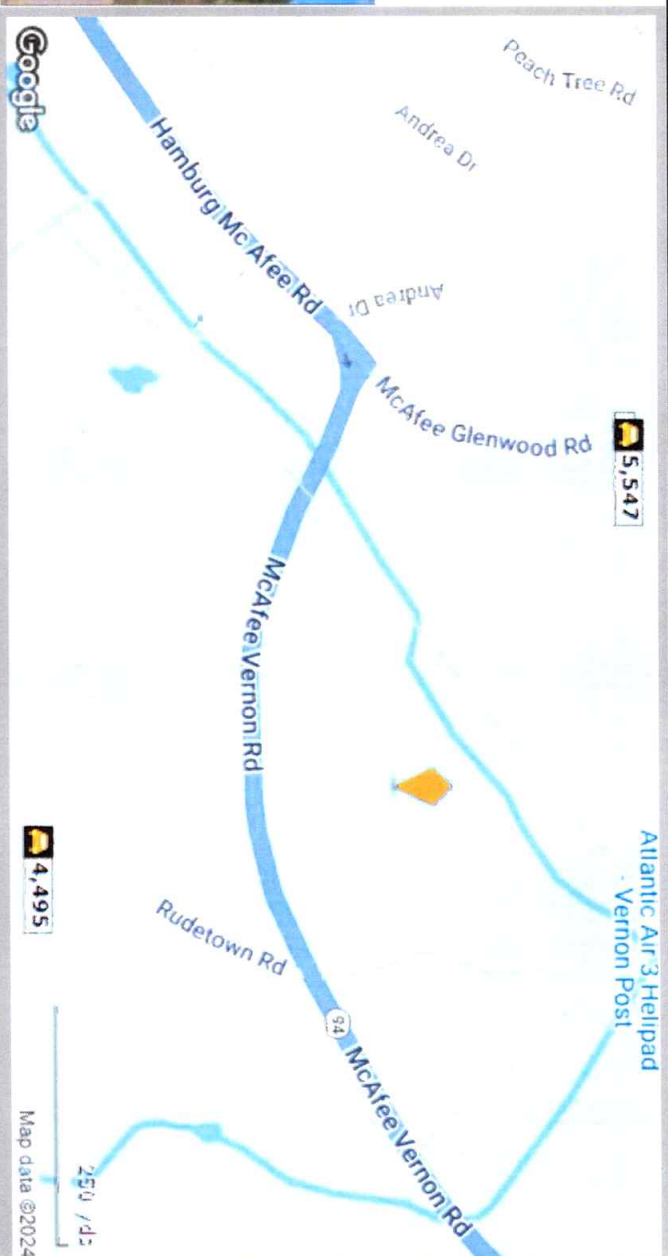


Traffic Count Report

109 Route 94, Vernon, NJ 07462

Building Type: Land
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: 0 SF
 % Leased: 0%
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Rudetown Rd	Mc Afee Vernon Rd	0.19 NE	2022	4,495	MPSI	.21
2 McAfee Glenwood Rd	Hamburg Mc Afee Rd	0.19 S	2022	5,547	MPSI	.26

Demographic Detail Report

109 Route 94, Vernon, NJ 07462

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Radius	2 Mile		5 Mile		10 Mile	
Population						
2029 Projection	8,441		37,908		91,952	
2024 Estimate	8,273		37,114		90,840	
2020 Census	7,801		34,792		87,081	
Growth 2024 - 2029	2.03%		2.14%		1.22%	
Growth 2020 - 2024	6.05%		6.67%		4.32%	
2024 Population by Age	8,273		37,114		90,840	
Age 0 - 4	354	4.28%	1,668	4.49%	4,166	4.59%
Age 5 - 9	367	4.44%	1,802	4.86%	4,440	4.89%
Age 10 - 14	436	5.27%	2,032	5.48%	5,053	5.56%
Age 15 - 19	420	5.08%	1,935	5.21%	5,028	5.54%
Age 20 - 24	462	5.58%	2,111	5.69%	5,213	5.74%
Age 25 - 29	463	5.60%	2,069	5.57%	4,932	5.43%
Age 30 - 34	491	5.93%	2,205	5.94%	5,145	5.66%
Age 35 - 39	554	6.70%	2,370	6.39%	5,467	6.02%
Age 40 - 44	600	7.25%	2,574	6.94%	5,830	6.42%
Age 45 - 49	516	6.24%	2,292	6.18%	5,486	6.04%
Age 50 - 54	566	6.84%	2,481	6.68%	6,243	6.87%
Age 55 - 59	633	7.65%	2,827	7.62%	7,188	7.91%
Age 60 - 64	670	8.10%	3,053	8.23%	7,577	8.34%
Age 65 - 69	593	7.17%	2,697	7.27%	6,678	7.35%
Age 70 - 74	459	5.55%	2,001	5.39%	4,910	5.41%
Age 75 - 79	346	4.18%	1,461	3.94%	3,575	3.94%
Age 80 - 84	176	2.13%	761	2.05%	1,965	2.16%
Age 85+	167	2.02%	773	2.08%	1,943	2.14%
Age 65+	1,741	21.04%	7,693	20.73%	19,071	20.99%
Median Age	44.90		44.60		45.10	
Average Age	43.50		43.00		43.10	



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9/23/2024

Demographic Detail Report

109 Route 94, Vernon, NJ 07462

Radius	2 Mile	5 Mile	10 Mile
2024 Population By Race	8,273	37,114	90,840
White	6,794 82.12%	30,553 82.32%	75,673 83.30%
Black	178 2.15%	986 2.66%	2,086 2.30%
Am. Indian & Alaskan	2 0.02%	23 0.06%	93 0.10%
Asian	110 1.33%	489 1.32%	1,326 1.46%
Hawaiian & Pacific Island	0 0.00%	0 0.00%	0 0.00%
Other	1,189 14.37%	5,063 13.64%	11,663 12.84%
Population by Hispanic Origin	8,273	37,114	90,840
Non-Hispanic Origin	7,198 87.01%	32,694 88.09%	80,883 89.04%
Hispanic Origin	1,075 12.99%	4,420 11.91%	9,957 10.96%
2024 Median Age, Male	43.50	43.00	43.70
2024 Average Age, Male	42.60	42.00	42.20
2024 Median Age, Female	46.60	46.30	46.60
2024 Average Age, Female	44.40	44.10	44.00
2024 Population by Occupation Classification	7,031	31,226	76,174
Civilian Employed	5,017 71.36%	21,172 67.80%	50,528 66.33%
Civilian Unemployed	235 3.34%	960 3.07%	2,152 2.83%
Civilian Non-Labor Force	1,779 25.30%	9,094 29.12%	23,494 30.84%
Armed Forces	0 0.00%	0 0.00%	0 0.00%
Households by Marital Status			
Married	1,726	7,707	19,596
Married No Children	1,187	5,133	12,890
Married w/Children	539	2,574	6,706
2024 Population by Education	6,726	29,375	70,567
Some High School, No Diploma	338 5.03%	1,455 4.95%	3,343 4.74%
High School Grad (Incl Equivalency)	1,994 29.65%	9,008 30.67%	20,679 29.30%
Some College, No Degree	2,056 30.57%	8,198 27.91%	18,867 26.74%
Associate Degree	492 7.31%	1,810 6.16%	3,629 5.14%
Bachelor Degree	1,252 18.61%	5,853 19.93%	15,823 22.42%
Advanced Degree	594 8.83%	3,051 10.39%	8,226 11.66%

9/23/2024

Demographic Detail Report

109 Route 94, Vernon, NJ 07462

Radius	2 Mile		5 Mile		10 Mile	
2024 Population by Occupation	9,159		39,019		93,909	
Real Estate & Finance	297	3.24%	1,505	3.86%	3,557	3.79%
Professional & Management	2,568	28.04%	11,270	28.88%	27,778	29.58%
Public Administration	231	2.52%	1,002	2.57%	2,204	2.35%
Education & Health	966	10.55%	4,538	11.63%	11,556	12.31%
Services	863	9.42%	3,600	9.23%	7,839	8.35%
Information	67	0.73%	376	0.96%	1,024	1.09%
Sales	1,178	12.86%	4,616	11.83%	10,951	11.66%
Transportation	61	0.67%	339	0.87%	925	0.98%
Retail	667	7.28%	2,675	6.86%	6,591	7.02%
Wholesale	99	1.08%	386	0.99%	1,404	1.50%
Manufacturing	414	4.52%	2,075	5.32%	4,222	4.50%
Production	552	6.03%	2,394	6.14%	5,095	5.43%
Construction	445	4.86%	1,979	5.07%	5,199	5.54%
Utilities	320	3.49%	982	2.52%	2,528	2.69%
Agriculture & Mining	140	1.53%	291	0.75%	580	0.62%
Farming, Fishing, Forestry	0	0.00%	2	0.01%	140	0.15%
Other Services	291	3.18%	989	2.53%	2,316	2.47%
2024 Worker Travel Time to Job	4,471		18,783		45,022	
<30 Minutes	1,308	29.26%	6,746	35.92%	16,374	36.37%
30-60 Minutes	1,528	34.18%	6,418	34.17%	16,426	36.48%
60+ Minutes	1,635	36.57%	5,619	29.92%	12,222	27.15%
2020 Households by HH Size	3,269		14,107		33,724	
1-Person Households	928	28.39%	3,687	26.14%	7,813	23.17%
2-Person Households	1,133	34.66%	4,942	35.03%	11,762	34.88%
3-Person Households	577	17.65%	2,407	17.06%	5,875	17.42%
4-Person Households	362	11.07%	1,801	12.77%	4,887	14.49%
5-Person Households	195	5.97%	885	6.27%	2,269	6.73%
6-Person Households	47	1.44%	254	1.80%	755	2.24%
7 or more Person Households	27	0.83%	131	0.93%	363	1.08%
2024 Average Household Size	2.40		2.40		2.50	
Households						
2029 Projection	3,577		15,398		35,697	
2024 Estimate	3,498		15,065		35,251	
2020 Census	3,269		14,107		33,724	
Growth 2024 - 2029	2.26%		2.21%		1.27%	
Growth 2020 - 2024	7.01%		6.79%		4.53%	



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9/23/2024

Demographic Detail Report

109 Route 94, Vernon, NJ 07462			
Radius	2 Mile	5 Mile	10 Mile
2024 Households by HH Income	3,499	15,067	35,251
<\$25,000	407 11.63%	1,628 10.81%	3,216 9.12%
\$25,000 - \$50,000	363 10.37%	1,924 12.77%	4,121 11.69%
\$50,000 - \$75,000	475 13.58%	2,310 15.33%	5,179 14.69%
\$75,000 - \$100,000	537 15.35%	2,006 13.31%	5,061 14.36%
\$100,000 - \$125,000	487 13.92%	1,712 11.36%	3,874 10.99%
\$125,000 - \$150,000	404 11.55%	1,633 10.84%	3,614 10.25%
\$150,000 - \$200,000	400 11.43%	1,903 12.63%	4,359 12.37%
\$200,000+	426 12.17%	1,951 12.95%	5,827 16.53%
2024 Avg Household Income	\$116,961	\$117,592	\$126,817
2024 Med Household Income	\$98,486	\$95,830	\$100,313
2024 Occupied Housing	3,498	15,066	35,251
Owner Occupied	2,717 77.67%	11,684 77.55%	29,226 82.91%
Renter Occupied	781 22.33%	3,382 22.45%	6,025 17.09%
2020 Housing Units	3,872	16,420	38,090
1 Unit	2,701 69.76%	12,837 78.18%	32,467 85.24%
2 - 4 Units	225 5.81%	1,025 6.24%	1,729 4.54%
5 - 19 Units	908 23.45%	2,147 13.08%	2,576 6.76%
20+ Units	38 0.98%	411 2.50%	1,318 3.46%
2024 Housing Value	2,717	11,685	29,226
<\$100,000	298 10.97%	1,142 9.77%	1,994 6.82%
\$100,000 - \$200,000	589 21.68%	1,934 16.55%	3,619 12.38%
\$200,000 - \$300,000	831 30.59%	3,809 32.60%	7,628 26.10%
\$300,000 - \$400,000	661 24.33%	2,982 25.52%	7,766 26.57%
\$400,000 - \$500,000	213 7.84%	941 8.05%	3,909 13.38%
\$500,000 - \$1,000,000	125 4.60%	790 6.76%	4,020 13.75%
\$1,000,000+	0 0.00%	87 0.74%	290 0.99%
2024 Median Home Value	\$256,738	\$272,630	\$317,667
2024 Housing Units by Yr Built	3,917	17,001	38,893
Built 2010+	281 7.17%	1,174 6.91%	2,370 6.09%
Built 2000 - 2010	447 11.41%	2,118 12.46%	4,289 11.03%
Built 1990 - 1999	328 8.37%	1,321 7.77%	3,977 10.23%
Built 1980 - 1989	1,180 30.13%	2,993 17.60%	6,713 17.26%
Built 1970 - 1979	863 22.03%	3,236 19.03%	6,495 16.70%
Built 1960 - 1969	452 11.54%	2,192 12.89%	5,031 12.94%
Built 1950 - 1959	173 4.42%	1,390 8.18%	3,716 9.55%
Built <1949	193 4.93%	2,577 15.16%	6,302 16.20%
2024 Median Year Built	1981	1976	1976



Demographic Trend Report

1 Mile Radius

109 Route 94, Vernon, NJ 07462

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



Description	2020	2024	2029
Population	2,984	3,188	3,258
Age 0 - 4	123 4.12%	143 4.49%	159 4.88%
Age 5 - 9	137 4.59%	144 4.52%	151 4.63%
Age 10 - 14	185 6.20%	176 5.52%	159 4.88%
Age 15 - 19	179 6.00%	169 5.30%	169 5.19%
Age 20 - 24	172 5.76%	185 5.80%	177 5.43%
Age 25 - 29	194 6.50%	190 5.96%	187 5.74%
Age 30 - 34	182 6.10%	204 6.40%	196 6.02%
Age 35 - 39	195 6.53%	219 6.87%	208 6.38%
Age 40 - 44	184 6.17%	240 7.53%	224 6.88%
Age 45 - 49	197 6.60%	205 6.43%	223 6.84%
Age 50 - 54	236 7.91%	217 6.81%	218 6.69%
Age 55 - 59	256 8.58%	238 7.47%	220 6.75%
Age 60 - 64	258 8.65%	254 7.97%	232 7.12%
Age 65 - 69	182 6.10%	217 6.81%	226 6.94%
Age 70 - 74	155 5.19%	166 5.21%	194 5.95%
Age 75 - 79	84 2.82%	119 3.73%	148 4.54%
Age 80 - 84	41 1.37%	56 1.76%	93 2.85%
Age 85+	25 0.84%	47 1.47%	77 2.36%
Age 15+	2,540 85.12%	2,726 85.51%	2,792 85.70%
Age 20+	2,361 79.12%	2,557 80.21%	2,623 80.51%
Age 65+	487 16.32%	605 18.98%	738 22.65%
Median Age	43	43	45
Average Age	41.50	42.30	43.60
Population By Race	2,984	3,188	3,258
White	2,508 84.05%	2,593 81.34%	2,649 81.31%
Black	49 1.64%	58 1.82%	58 1.78%
Am. Indian & Alaskan	5 0.17%	1 0.03%	1 0.03%
Asian	33 1.11%	30 0.94%	31 0.95%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	385 12.90%	507 15.90%	519 15.93%

Demographic Trend Report

1 Mile Radius

109 Route 94, Vernon, NJ 07462

Description	2020	2024	2029
Population by Race (Hispanic)	372	464	475
White	94 25.27%	88 18.97%	90 18.95%
Black	6 1.61%	3 0.65%	3 0.63%
Am. Indian & Alaskan	3 0.81%	0 0.00%	0 0.00%
Asian	3 0.81%	0 0.00%	0 0.00%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	266 71.51%	372 80.17%	382 80.42%
Household by Household Income	1,233	1,330	1,362
<\$25,000	139 11.27%	163 12.26%	179 13.14%
\$25,000 - \$50,000	116 9.41%	129 9.70%	132 9.69%
\$50,000 - \$75,000	172 13.95%	153 11.50%	146 10.72%
\$75,000 - \$100,000	193 15.65%	225 16.92%	235 17.25%
\$100,000 - \$125,000	188 15.25%	203 15.26%	208 15.27%
\$125,000 - \$150,000	135 10.95%	230 17.29%	259 19.02%
\$150,000 - \$200,000	188 15.25%	115 8.65%	89 6.53%
\$200,000+	102 8.27%	112 8.42%	114 8.37%
Average Household Income	\$112,282	\$109,554	\$108,000
Median Household Income	\$99,546	\$99,443	\$98,829



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